

# REAL ESTATE MARKET NEWS AND COMMENT

Dwelling Traded for Country Place—Uptown Flat and Chelsea House Sold.

## LEASE GOELET BUILDING

### YARN DEALERS ON 4TH AVENUE

Greene Street Firm Lenses Building

Goelet Estate Is Erecting.

Carsten & Linnekin have leased the three story building at 451-453 Fourth avenue, between Thirtieth and Thirty-first streets, for a term of years to F. A. Straus & Co., dealers in imported and domestic yarns. This concern has been located on 45-5 Green street for many years. The building which is being erected by the Estate of Goelet, is to be fireproof and put up to suit the exact needs of the tenant. The rental is about \$160,000.

Douglas Robinson, Charles S. Brown Company has leased for Edwin D. Trowbridge Estate the four story and basement dwelling at 123 East Thirty-ninth street to Eliza Curran for a term of years. This building will be used for business purposes.

Charles E. Noyes Company has leased to Coughlin & Coughlin the store and basement at 122 East Fourteenth street for ten years at an aggregate rental of about \$55,000. The tenant will conduct a cafe.

Alexander J. Rous & Co. have leased for a term of years the sixth floor at 133 Fifth Avenue to James Templeton & Co., glass and dealers.

The Clegg & Brown Company has leased space on the eighth floor of 44-46 East Thirty-third street to Tabachnick-Diamond Company, and offices at 80 Fifth avenue, to the Church and School Social Service Bureau.

Wolfsohn & August have leased a store in the building at 600 West 176th street to L. Feig nblat, furrier, for a term of years and the western half of the store at 604 West 181st street to Perry Phillips, milliner, of 667 Eighth avenue.

**HOUSE IN TRADE FOR ESTATE.**

WEST 149TH STREET.—David Kraus and James M. Woods have sold to a client of Joseph P. Day for John W. Charlton, a Fifth avenue jeweler, 475 West 149th street, opposite City College, a three story and basement dwelling on lot 18xx9-11, adjoining the northeast corner of Amsterdam avenue. This property was given in part payment by Mr. Charlton to the country estate known as the Hobby, at North Caldwell, West Orange county. The estate is situated on the main highway between New York and Connecticut and comprises fifty-five acres with a twenty room house, garage, stable and outbuildings, held by the owner at \$80,000.

**MANHATTAN AVENUE.**—J. S. Maxwell has sold for Madeline A. Agar to a client 492 Manhattan avenue, southeast corner of 126th street, a five story flat with stores on lot 20xx5.

WEST 20TH STREET.—Douglas Robinson, Charles S. Brown Company has sold for Edwin D. Trowbridge and Emily C. Burroughs, the four story and basement dwelling at 321 West Twenty-first street, or 14xx9-2. This is the first transfer of the property in thirty-five years.

**BRONX APARTMENT SITES.**

JACKSON AVENUE.—Anna M. Klemann has sold the plot 16xx7-8 on the west side of Jackson avenue, 125 feet north of 156th street. The purchase will give two five story apartment houses at 128 to James O'Neill. Both lessees at present reside on Riverside drive.

**BROKERAGE NOTES.**

The Douglas Robinson, Charles S. Brown Company negotiated the lease of the Hayden house at 18 East Seventy-ninth street, to Tracy Dow.

**NEW REALTY CORPORATIONS.**

The following realty companies filed papers of incorporation at Albany yesterday: Lucky Star Realty Corp., Manhattan, capital \$1,000,000; directors, Jacob H. Cohen, Alvin H. Cohen, New York city; Herbert J. Cochran, Brooklyn; Beech Hurst Development Company, Queens, capital \$1,000,000; directors, Louis F. Plattman, Julius Lounsfeld, Joseph Wolfman, New York city.

Estate of T. Tapian, Inc., Tappan, New York, capital \$1,000,000; directors, L. W. Prince & Halsey Mitchell, Brooklyn; Thomas Tobi & Co., Manhattan, capital \$1,000,000; directors, Thomas Tobi, A. H. Barlow, C. Schnabel, New York city.

Skowhegan Realty Corporation, Manchester, Maine, capital \$1,000,000; E. F. Farnum, New York city; J. C. Kittel, Astoria, L. I.; M. E. Bernhardt, Finderne, N. J.

**RECORDED LEASES.**

Manhattan.

EAST END AV. 84, str. &c.—Mina Lechner to Christ & Kuhn, 100-102 W. 2nd st. from Oct. 1, 1914, attys. W. A. Krover, 156 Bway.

ORCHARD ST. 29, al.—Bernard Loth to Abi From, 100-102 W. 2nd st. from Oct. 1, 1914, attys. H. Koehler & Co., 156 Bway.

11TH ST. 44, W.—Harry Stoddard, May 1, 1914, attys. Frank & W. W. Hill, 5 yrs. from Oct. 1, 1914, at \$2,250; attys. Frank & W. W. Hill, 5 yrs. from Oct. 1, 1914, attys. H. McNeil to Electro Importing Co., 233 Fulton st. 5 yrs. from May 1, 1915. \$2,000.

**BROOKLYN DWELLINGS SOLD.**

The Buckley & Harton Company has sold for William Freedland 302 Clermont Avenue, a three story and basement dwelling on lot 22x100, between DeKalb and Lorimer avenues, at \$10,000.

George W. Dreher has sold the brick building at 132 Seventy-sixth street to William McGehee for investment and the brick dwelling at 410 Seventy-sixth street to Miss Alice Huntington for occupancy.

**STATEN ISLAND LOT BUYER.**

D. T. Cornell has sold to Thomas F. Grogan for lots on Britton avenue, Con- cord, Staten Island.

**HIGH MONTCLAIR TRACT SOLD.**

Montclair, Sept. 29.—Ellie P. Earle of this town has bought the largest tract of property on Sunset and Mount Prospect avenues, adjoining the eastern grounds of the Montclair Golf Club. The property has a frontage of over 2,000 feet on Bloomfield, Sunspot and Mount Prospect avenues. It overlooks the Verona Valley and has a total area of 299,000 square feet. The tract is considered one of the finest in the mountain section of Montclair, it is 500 feet above sea level. The tract will be subdivided in plots of 40x100, to 40x200. The sales are effected through F. M. Crawley & Bros. of Montclair.

**BUIS. MANHASSETT BAY HOME.**

E. E. Lefcose, Washburn & Co. have sold to Marie A. Dixey a Colonial home with a half acre of ground fronting on South Drive at Bladome, Manhasett Bay. The home is one of the most attractive at Bladome.

**HEIGHTS APARTMENT BUYER.**

Joseph Sheinkin is the purchaser of the Birchall Court apartments at 607 West 10th street, the sale of which by the Birchall-Turk Building Company was reported in yesterday's SUN.

## RESULTS AT AUCTION.

Public offerings Yesterday in Manhattan and The Bronx.

AT 14 VESSEY STREET.—John L. Kennedy, 14 Vessey St., 3 plots, each containing a portion of land, W. 4th and W. 5th Streets, to John J. Brennan and S. J. Magill, \$1,475 and \$1,820, respectively; also a portion of land in New York as trustee, to the plaintiff, \$1,000. Also two lots to Mrs. Mary Smith for \$2,120, and to Mary Smith for \$2,120.

BY J. H. MAYER.

AT 1ST ST. 14, E. 100 ft. 2d av. 25x96.—Four city int. and strs.—Presbyterian Hospital vs. Giarofalo, Inc. et al (foreclosure of mortgage); attys. C. E. Lewis & Son, \$1,600 taxes, &c. \$7624.

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